

Date: May 07, 2026

Case No. 260099

Address: 65 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 65 SHERMAN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
Owner: GRAY, DANIEL TRUSTEE - GRAY, DANIEL LIVING TRUST
Constructed: 1892/1928-29

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource:

The offices of the local electric light company were located on this site as early as 1892. The original building was constructed in that year, and occupied what is now the right side of the present building. In 1905, they moved their offices into the Franklin Hotel, and expanded the power plant in Pluma, closing their Sherman Street building in 1906. They retained ownership, however, and used it for storage and repair work. They later moved their offices back into the building, and in 1928 they tore down the frame building next door. The central doorway was the only entrance to the building. The entrance on the right side of the building was added in the later years, after the power company moved their offices to the Pluma power plant.

2. Architectural design of the resource and proposed alterations:

A new opening and window will be added to the north side of the second floor of 65 Sherman. The opening/window will match existing in size/style. The front door of 65 Sherman will be replaced with a new wood door that matches the style of the front doors at the Landmark Hotel & Casino.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The applicant wants to add an additional bedroom on the second floor, and an access window is required by code. The proposed window will be a wood Pella window to match the existing window configuration. Because it is on the side elevation and will match the existing openings, it is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.